

000911
WARRANTY DEEDTRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS, THAT I, Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR and other valuable consideration paid by Trafton Properties, Inc., a corporation duly organized and existing under the laws of the State of Maine, whose mailing address is Trafton Road, Waterville, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Trafton Properties, Inc., its successors and assigns forever, the following described parcels of land:

(See Exhibit A attached hereto and made a part hereof.)

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Trafton Properties, Inc., its successors and assigns, to it and its use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Trafton Properties, Inc., its successors and assigns forever, against the lawful claims and demands of all persons, except as follows:

1. Mortgage Deed from E. Preston Estabrook and Gladys C. Estabrook to Waterville Savings Bank, n/k/a People's Heritage Savings Bank, dated July 14, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2402, Page 157. Said mortgage being assigned by People's Heritage Savings Bank to Trafton Properties, Inc., dated September 22, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3030, Page 101.
2. Mortgage from E. Preston Estabrook to U.S.A. Farmers Home Administration dated July 11, 1984, and recorded in Kennebec Country Registry of Deeds in Book 2713, Page 344.

Which mortgages the Grantee herein hereby assumes and agrees to be responsible therefor and to hold the Grantor harmless thereon.

3-0-10

4-0-1

4-0-2

4-0-3

4-0-4

5-0-1

5-0-2

5-0-3

5-0-5

9-0-1

10-0-1

10-0-2

13-0-3

14-0-2

15-0-1

18-0-1

19-0-6

new #'s

5-10

4-10

4-20

6-20

10-20

10-30

10-10

5-10

10-50

15-20

IN WITNESS WHEREOF, I, the said Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 15th day of January, 1988.

Signed, Sealed and Delivered
in presence of

Ronald L. Bishop, Esq.

Gladys C. Estabrook
GLADYS C. ESTABROOK

STATE OF MAINE
Kennebec, ss.

January 15, 1988

Then personally appeared the above named Gladys C. Estabrook, and acknowledged the foregoing instrument to be her free act and deed, in her individual capacity, and as personal representative of the Estate of E. Preston Estabrook. Before me,

Ronald L. Bishop, Esq.
Notary Public/Attorney at Law
Ronald L. Bishop

EXHIBIT A

PARCEL I:

A certain lot or parcel of land in Waterville and Sidney, Kennebec County, Maine, bounded easterly by Interstate Highway 95, southerly in part by the Town Farm Road in Sidney, northerly in part by the Trafton Road in Waterville, and westerly in part by the easterly line of the Second Rangeway. Being further bounded and described as follows, to wit:

Beginning at a stone monument marking the westerly side line of Interstate Highway 95 and the apparent southerly line of the Trafton Road in Waterville, said stone marking the northeasterly corner of the parcel herein described. Thence south twenty four degrees two minutes west (S 24° 02' W) along the Interstate Highway for four thousand four hundred sixty eight and one tenth feet (4,468.1') to a stone bound on the northerly line of the Town Farm Road in Sidney. Thence north fifty nine degrees sixteen minutes west (N 59° 16' W) along the Town Farm Road for two hundred nineteen and zero tenths feet (219.0') to a stone bound. Thence south thirty degrees forty three minutes west (S 30° 43' W) along the Town Farm Road for seventeen and three tenths feet (17.3') to a point. Thence north fifty nine degrees twenty three minutes west (N 59° 23' W) along the Town Farm Road for three hundred thirty one and zero tenths feet (331.0') to the southeasterly corner of land now or formerly of Michael R. Doyon and Elizabeth M. Doyon. Thence north twenty seven degrees fifty seven minutes east (N 27° 57' E) along Doyon's land for two hundred seventy five and zero tenths feet (275.0') to a point. Thence north fifty nine degrees seven minutes west (N 59° 07' W) along Doyon's land for four hundred and zero tenths feet (400.0') to a point. Thence south twenty seven degrees fifty seven minutes west (S 27° 57' W) along Doyon's land for two hundred seventy five and zero tenths feet (275.0') to a point on or near the northerly line of the Town Farm Road. Thence north fifty eight degrees thirty six minutes west (N 58° 36' W) along the Town Farm Road for three thousand four hundred thirty eight and zero tenths feet (3,438.0') to a steel marker on the easterly line of the Second Rangeway and the northerly line of the Town Farm Road. Thence north twenty seven degrees forty one minutes east (N 27° 41' E) along the Rangeway now or formerly claimed by Harold E. Gordon but not conveyed to them or their predecessors by the Town of Sidney, for eight hundred seventy one and seven tenths feet (871.7') to the southwesterly corner of land conveyed to Carl Quirion and Patricia Quirion by Malvina Sherrard and recorded in Book 3061 at Page 106 of the Kennebec County Registry of Deeds. Thence south fifty eight degrees fifty six minutes east (S 58° 56' E) along Quirion's land for one thousand two hundred twenty one and zero tenths feet (1,221.0') to a point. Thence north twenty seven degrees forty one minutes east (N 27° 41' E) along Quirion's land for one thousand seven hundred eighty two and zero tenths feet

(1,782.0') to a point. Thence north fifty eight degrees fifty six minutes west (N 58° 56' W) along Quirion's land for sixty six and zero tenths feet (66.0') to a point. Thence north twenty seven degrees forty one minutes east (N 27° 41' E) along Quirion's land for two hundred thirty one and zero tenths feet (231.0') to a point. Thence north fifty eight degrees fifty six minutes west (N 58° 56' W) along Quirion's land for one thousand one hundred fifty five and zero tenths feet (1,155.0') to a point on the easterly line of the Rangeway. Thence north twenty seven degrees forty one minutes east (N 27° 41' E) along the Rangeway in Sidney and Waterville for one thousand six hundred thirty three and one tenth feet (1,633.1') to the southwesterly corner of land now or formerly of Emile H. Bedard and Ruth E. Bedard. Thence south fifty eight degrees fifty three minutes east (S 58° 53' E) along Bedard's southerly line for four hundred sixty one and four tenths feet (461.4') to the southeasterly corner of Bedard. Thence north fifty two degrees thirty seven minutes east (N 52° 37' E) along Bedard's land for one thousand four hundred eight and six tenths feet (1,408.6') to a steel marker at the westerly corner of land now or formerly of Royal G. Roderick and Shirley Roderick. Thence south twenty four degrees forty nine minutes east (S 24° 49' E) along Roderick's land and land now or formerly of Jean N. Deblois and Betty A. Deblois for three hundred thirty seven and six tenths feet (337.6') to a steel marker. Thence south thirty two degrees sixteen minutes east (S 32° 16' E) along Carleton Michaud's land for twenty seven and six tenths feet (27.6') to a steel marker. Thence south twenty three degrees forty one minutes east (S 23° 41' E) along Michaud's land for one hundred seventy six and five tenths feet (176.5') to a steel marker. Thence north fifty degrees five minutes east (N 50° 05' E) along Carleton Michaud's land for four hundred and three tenths feet (400.3') to a steel marker at or near the southerly line of the Trafton Road. Thence south twenty four degrees twenty four minutes east (S 24° 24' E) along the Trafton Road for seven hundred ninety one and five tenths feet (791.5') to a steel marker at the northerly corner of land now or formerly of Goldie McKinnon. Thence south thirty degrees zero minutes west (S 30° 00' W) along McKinnon's land for two hundred thirty three and nine tenths feet (233.9') to a steel marker. Thence south thirty one degrees thirty four minutes east (S 31° 34' E) along McKinnon's land for three hundred twenty four and zero tenths feet (324.0') to a steel marker. Thence north sixty two degrees twenty minutes east (N 62° 20' E) along McKinnon's land for one hundred fifty seven and two tenths feet (157.2') to a steel marker on the southerly side of the Trafton Road. Thence south twenty three degrees thirty four minutes east (S 23° 34' E) along the southerly side of the Trafton Road for one thousand eighty and two tenths feet (1,080.2') to a curve in the Trafton Road. Thence around a curve to the right with a road frontage of two hundred and two tenths feet (200.2'), a radius of five hundred seventy nine and six tenths feet (579.6') and a chord length of one hundred ninety nine and two tenths feet (199.2'). The bearing of the chord is south thirty three degrees twenty eight minutes east (S 33° 28' E). Thence south fifty three

degrees thirty nine minutes east (S 53° 39' E) along the Trafton Road for three hundred thirty and four tenths feet (330.4') to a point. Thence south forty degrees fifty three minutes east (S 40° 53' E) along the Trafton Road for fifty five and five tenths feet (55.5') to a point. Thence south fifty eight degrees forty four minutes east (S 58° 44' E) along the Trafton Road for eighty two and four tenths feet (82.4') more or less to the stone monument at the point of beginning.

Also conveying any land between the herein described parcel and the Trafton Road to make a common boundary with the Trafton Road. Also conveying any land between the herein described parcel and the Town Farm Road to make a common boundary with the Town Farm Road. Also conveying any land between the herein described parcel and the easterly line of the Second Rangeway to make a common boundary with the Rangeway. Also conveying whatever title may have been acquired as part of the conveyances from Robert M. McLellan and Annie M. McLellan to E. Preston Estabrook and Gladys C. Estabrook, from Robert Champagne and Zilda L. Champagne to Preston E. Estabrook and Gladys C. Estabrook, from Eben P. Estabrook and Gladys C. Estabrook to Eben P. Estabrook and Gladys C. Estabrook to land within the Rangeway as herein described.

Subject however to certain right of ways now or formerly held by various landowners. This conveyance does not herein create any rights not previously conveyed. An apparently abandoned right of way to the northerly portion of land now held by Carl Quirion. Said right of way extending easterly to a roadway last shown on a map depicting the division of the Estate of Joseph Trafton in 1869. A possible right of way from land now or formerly held by Bessey Development Company in Oakland and extending in an unknown direction to an unknown terminus. This right of way might possibly cross some portion of the parcel herein described. A right of way now bisected by Interstate 95 from land now held by Grant Savage and Mary Savage on the Eight Rod Road. An existing right of way conveyed to Lee H. Sherrard by Beulah Johnson and recorded in the Kennebec County Registry of Deeds in Book 922 at Page 13 and being used in 1987 by Carl Quirion and shown on a plan of survey by Rowe and Wendell.

The herein described parcel was conveyed by several deeds from various grantors. The deeds of reference are: Robert M. McLellan and Annie M. McLellan to E. Preston Estabrook and Gladys C. Estabrook dated September 18, 1963, and recorded in the Kennebec County Registry of Deeds in Book 1342, Page 314; from Robert Champagne and Zilda L. Champagne to Preston E. Estabrook and Gladys C. Estabrook dated February 21, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1488, Page 405; from Irene Fotel to E. Preston Estabrook and Gladys C. Estabrook dated May 24, 1960, and recorded in the Kennebec County Registry of Deeds in Book 1192, Page 161; and from Eben P. Estabrook and Gladys C. Estabrook to Eben P. Estabrook and Gladys C. Estabrook dated August 11, 1955, and recorded in the Kennebec County

Registry of Deeds in Book 1011, Page 124. E. Preston Estabrook, Preston E. Estabrook, and Ezra P. Estabrook are the same person. The herein described parcel contains four hundred thirty five and zero tenth acres (435.0 Ac. +/-), more or less, one hundred sixty nine and eight tenth acres (169.8 Ac.) located in Waterville, and two hundred sixty five and two tenths acres (265.2 Ac.) located in Sidney.

Excepting herefrom that parcel on which a diesel storage tank is located, together with appurtenances thereto, and ten feet around said diesel storage tank and appurtenances are located.

The bearings for this parcel were calculated in 1987 from other bearings observed nearby, but are not actual magnetic bearings of the lines being described. Said bearings are also connected with true north readings by solar observations and by observation of a control point of the Maine Grid System.

Exhibit A continued

PARCEL II:

A certain lot or parcel of land located on the southerly side of the Trafton Road, on the westerly side of the Eight Rod Road, on the northerly side of the Town Farm Road, and easterly of Interstate 95 partially in Waterville and partially in Sidney, Kennebec County, and said State of Maine, and further bounded and described as follows, to wit:

Beginning at an iron pin at the intersection of the southerly line of the Trafton Road and the westerly line of the Eight Rod Road. Thence south twenty seven degrees thirty three minutes west ($S 27^{\circ} 33' W$) along the westerly line of the Eight Rod Road for a distance of one thousand seven hundred thirty two and seven tenths feet (1,732.7'), more or less, to a point marking the northeasterly corner of land now or formerly of Grant Savage and Mary Savage as recorded in the Kennebec County Registry of Deeds in Book 2571, Page 25. Thence north fifty nine degrees forty two minutes west ($N 59^{\circ} 42' W$) along the land of said Savage, following a fence, for a distance of two hundred sixty nine and one tenth feet (269.1'), more or less, to a point marking the northwesterly corner of land of said Savage. Thence south thirty three degrees forty two minutes west ($S 33^{\circ} 42' W$) along the westerly line of land of said Savage, following a fence, for a distance of five hundred thirty one and eight tenths feet (531.8'), more or less, to a point marking the southwesterly corner of land of said Savage. Thence south fifty eight degrees fourteen minutes east ($S 58^{\circ} 14' E$) along the southerly line of land of said Savage for a distance of three hundred twenty six and seven tenths feet (326.7'), more or less, to a point marking the southeasterly corner of land of Savage and the westerly line of the Eight Rod Road. Thence south twenty seven degrees thirty three minutes west ($S 27^{\circ} 33' W$) along the westerly line of the Eight Rod Road for a distance of two thousand one hundred seventy five and seven tenths feet (2,175.7'), more or less, to an iron pin marking the intersection of the westerly line of the Eight Rod Road and the northerly line of the Town Farm Road. Thence north fifty nine degrees twenty minutes west ($N 59^{\circ} 20' W$) along the northerly line of the Town Farm Road for a distance of five hundred seventy nine and one tenth feet (579.1'), more or less, to a highway monument marking the intersection of the northerly line of the Town Farm Road and the easterly line of the Interstate 95 as shown in the Kennebec County Registry of Deeds in Plan Book 25, Pages 27 to 31. Thence north twenty four degrees thirty nine minutes east ($N 24^{\circ} 39' E$) along the easterly line of the Interstate for a distance of four thousand four hundred fifty nine and five tenths feet (4,459.5'), more or less, to a highway monument marking the intersection of the easterly line of Interstate 95 and the southerly line of the Trafton Road. Thence south fifty eight degrees thirty two minutes east ($S 58^{\circ} 32' E$) along the southerly line of the Trafton Road for a

distance of two hundred sixty eight and three tenths feet (268.3'), more or less, to an iron pin located on the southerly line of the Trafton Road. Thence north thirty one degrees twenty eight minutes east (N 31° 28' E) along the Trafton Road for a distance of seventeen and zero tenths feet (17.0'), more or less, to an iron pin. Thence south fifty eight degrees thirty eight minutes east (S 58° 38' E) along the southerly line of the Trafton Road for a distance of five hundred thirty six and four tenths feet (536.4'), more or less, to an iron pin and the point of beginning.

The herein described parcel of land contains twenty two and zero tenths acres (22.0 Ac.), more or less, in Waterville and forty five and zero tenths acres (45.0 Ac.), more or less, in Sidney and is a portion of the premises conveyed to the herein Grantor by Deed of Theodore H. Russell and Ethelyn B. Russell, dated July 24, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1347, Page 303.

Also meaning and intending to convey land inside the fences occupied by said Savage which the Grantor has claim to. Also a right of way across the land of said Savage.

Exhibit A continued

PARCEL III:

A certain lot or parcel of land located on the westerly side of the Eight Rod Road, so called in Waterville, Kennebec County, and said State of Maine, and further bounded and described as follows, to wit:

Beginning at an iron pin located on or near the westerly line of the Eight Rod Road at the southeasterly corner of land now or formerly of Perry E. Mosher and Marilyn L. Mosher as recorded in the Kennebec County Registry of Deeds in Book 2464, Page 219. Thence south fifty eight degrees thirty minutes west ($S 58^{\circ} 30' W$) along the westerly line of the Eight Rod Road for a distance of one thousand six hundred seventy two and eight tenths feet ($1,672.8'$), more or less, to an iron pin located at the northeasterly corner of land now or formerly of Patricia Brancaccio and Ruth Brancaccio as recorded in the Kennebec County Registry of Deeds in Book 2216, Page 281. Thence north fifty nine degrees four minutes west ($N 59^{\circ} 04' W$) along the land of said Brancaccio, following a wire fence, for a distance of three hundred ninety five and nine tenths feet ($395.9'$), more or less, to an iron pin marking a corner of land now or formerly of Victor Curtis as recorded in the Kennebec County Registry of Deeds in Book 812, Page 414. Thence north fifty eight degrees five minutes west ($N 58^{\circ} 05' W$) along the northerly line of land of said Curtis, following a wire fence, for a distance of one thousand nine hundred fifty eight and nine tenths feet ($1,958.9'$), more or less, to an iron pin located on the easterly line of Interstate 95. Reference is made to a plan recorded in the Kennebec County Registry of Deeds in Plan Book 25, Page 32, for further information regarding the layout of Interstate 95. Thence northerly along a curve to the right with a radius of eleven thousand three hundred thirty four and sixteen hundredths feet ($11,334.16'$), and a delta angle of five degrees fifty two minutes ($5^{\circ} 52'$), for an arc distance of one thousand one hundred sixty and fifty four hundredths feet ($1,160.54'$), more or less, to an iron pin marking a southwesterly corner of land now or formerly of Thomas Hayes and Kathy Hayes as recorded in the Kennebec County Registry of Deeds in Book 3025, Page 141. Thence south fifty eight degrees five minutes east ($S 58^{\circ} 05' E$) along the southerly line of land of said Hayes for one hundred eighty and nine tenths feet ($180.9'$), more or less, to a stone bound marking the southeasterly corner of land of said Hayes. Thence north fifty eight degrees forty seven minutes east ($N 58^{\circ} 47' E$) along the easterly line of land of said Hayes, following a wire fence, for a distance of one thousand one hundred fifty six and four tenths feet ($1,156.4'$), more or less, to an iron pin marking the northwesterly corner of land now or formerly of Rose Johnson as recorded in the Kennebec County Registry of

Deeds in Book 1297, Page 147. Thence south fifty seven degrees forty eight minutes east (S 57° 48' E) along the southerly line of land of said Johnson, following a wire fence, for a distance of two thousand four hundred two and one tenths feet (2,402.1'), more or less, to an iron pin marking a northwesterly corner of land now or formerly of Ralph Gabarro and Dorothy Gabarro as recorded in the Kennebec County Registry of Deeds in Book 3014, Page 291. Thence south fifty seven degrees forty nine minutes west (S 57° 49' W) along the land of said Gabarro for a distance of three hundred thirty and four tenths feet (330.4'), more or less, to an iron pin marking the northwesterly corner of land now or formerly of Thomas M. Grant and Yvonne Grant as recorded in the Kennebec County Registry of Deeds in Book 2856, Page 326. Thence south fifty seven degrees fifty nine minutes west (S 57° 59' W) along the northerly line of land of said Grant and land of said Perry E. Mosher and Marilyn L. Mosher for a distance of three hundred thirty four and six tenths feet (334.6'), more or less, to an iron pin marking the southwesterly corner of land of Mosher. Thence south thirty two degrees and zero minutes east (S 32° 00' E) along the southerly line of land of said Mosher for a distance of one hundred eighty and zero tenths feet (180.0'), more or less, to an iron pin located on or near the westerly line of the Eight Rod Road and the point of beginning.

The herein described parcel of land contains one hundred twenty seven and zero tenths acres (127.0 Ac.), more or less, and is a portion of the premises deeded to the herein Grantor by Deed of Arthur E. Mann and Verna J. Mann, dated February 21, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1330, Page 383.

Also a certain right or easement to use the water from a certain well on premises conveyed by A.D. Estey to Ezra Lunn as recorded in the Kennebec County Registry of Deeds in Book 575, Page 306, together with a right of way one rod wide (1 Rod) from the premises herein conveyed to said spring and around said spring and with the right to maintain a pipe line for taking said water, which easement and right was excepted and reserved in said conveyance from said Estey to said Lunn.

Exhibit A continued

PARCEL IV:

A certain lot or parcel of land in Waterville, Kennebec County, Maine, lying on the northerly side of the Trafton Road and further bounded and described as follows, to wit:

Beginning at a steel pin on the northerly side of the Trafton Road in Waterville. The pin marks the southwesterly corner of land now or formerly owned by Randal E. Tunks and Norma M. Tunks, and the southerly corner of the parcel herein described. A record of said ownership may be found in Book 2798 at Page 227 of the Kennebec County Registry of Deeds. Thence on a bearing of north twenty four degrees thirty one minutes west (N 24° 31' W) along or near the northerly side of the Trafton Road for two thousand three hundred seventy one and four tenths feet (2,371.4') to a point where the easterly side of the Second Rangeway and the apparent northerly side of the Trafton Road intersect. Said point also being one hundred thirty two and four tenths feet (132.4') on a bearing of south twenty seven degrees fifty two minutes east (S 27° 52' E) from a stone monument marking the apparent municipal boundary between Waterville and Oakland. Thence north fifty seven degrees twenty two minutes east (N 57° 22' E) along the easterly side of the Second Rangeway for one thousand seven hundred thirty five and zero tenths feet (1,735.0') to a point on or near a fence line. Said point marking the westerly corner of land described in a conveyance to George W. Pressey in 1841 and recorded in Book 196 at Page 21 of the Kennebec County Registry of Deeds. Current ownership to the former Pressey parcel is confused. Said land being displayed in the Municipal records of the City of Waterville as land of Heirs of Preston Estabrook, but possibly owned by the City of Waterville or Heirs of Donat Rossignol. Thence south fifty four degrees fifty eight minutes east (S 54° 58' E) along or near remnants of old fence along the land of the heirs and assigns of George Pressey, for seven hundred two and four tenths feet (702.4') to a point near a fence corner. Thence north fifty seven degrees twenty two minutes east (N 57° 22' E) along land of the previous possibilities of abutting owners for two hundred fifteen and nine tenths feet (215.9') to a point on or near the easterly tree line of an area kept clear of trees by Central Maine Power Company. Central Maine Power Company acquired a conveyance of certain pole rights by Ernest P. Oliver dated December 14, 1925 and recorded in the Kennebec County Registry of Deeds in Book 645 at Page 111. Thence south fourteen degrees twenty one minutes west (S 14° 21' W) along the cleared line marking land conveyed to the City of Waterville by Preston and Gladys Estabrook and recorded in Book 1699 at Page 187 for one thousand ninety nine and five tenths feet (1,099.5') to a point. Thence north fifty nine degrees forty nine minutes west (N 59° 49' W) along land now or formerly of Theodore Brown and Jean Brown as recorded in the Kennebec County Registry of Deeds in Book 2400, Page 240, for two hundred forty and six tenths feet (240.6') to a point at or near an angle in a fence line. Thence south twenty degrees forty three minutes west (S 20° 43' W) along Brown's land for four hundred ninety nine and six tenths feet (499.6') to a steel marker. Thence south twenty two degrees

twenty nine minutes west (S 22° 29' W) along land now or formerly of Randal E. Tunks and Norma M. Tunks for one thousand five hundred nine and four tenths feet (1,509.4') to a steel marker at the point of beginning.

Also conveying any land between the herein described parcel and the Trafton Road to make a common boundary with the Trafton Road. Also conveying whatever title may have been acquired under the previously mentioned conveyance from Hazel W. Grant and Orris O. Grant to Preston and Gladys Estabrook, to land within the Rangeway as herein described.

The bearings for this parcel were calculated in 1987 from other bearings observed nearby, but are not actual magnetic bearings of the lines being described. Said bearings are also connected with true north readings by solar observations and by observation of a control point of the Maine Grid System.

The herein described parcel is a portion of land conveyed to Preston Estabrook by Hazel W. Grant and Orris O. Grant and recorded July 24, 1964 in Book 1149 at Page 290 of the Kennebec County Registry of Deeds, and in Book 1347, Page 301, and contains seventy four and seven tenths acres (74.4 Ac.), more or less.

Exhibit A continued

PARCEL V:

A certain lot or parcel of land located on the southerly side of the Town Farm Road in Sidney, Kennebec County, and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of the Town Farm Road, said pin marking a northeasterly corner of land now or formerly owned by James A. Rogers and Sandra L. Rogers as recorded in the Kennebec County Registry of Deeds in Book 2707, Page 111. Thence south fifty nine degrees twelve minutes east (S 59° 12' E) along the southerly line of the Town Farm Road for three hundred sixty seven and four tenths feet (367.4'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by Lionel Joseph Marcoux and Frances E. Marcoux as recorded in the Kennebec County Registry of Deeds in Book 1386, Page 143. Thence south twenty three degrees forty seven minutes west (S 23° 47' W) along the land of said Marcoux for two hundred fourteen and zero tenths feet (214.0'), more or less, to an iron pin. Thence south fifty six degrees twenty seven minutes east (S 56° 27' E) along the land of said Marcoux for three hundred sixty six and zero tenths feet (366.0'), more or less, to an iron pin on the westerly line of land now or formerly owned by Lionel J. Marcoux and Frances E. Marcoux as recorded in the Kennebec County Registry of Deeds in Book 1865, Page 341 and in Book 2481, Page 272. Thence south twenty seven degrees fifty minutes west (S 27° 50' W) along the land of said Marcoux, following a wire fence, for two thousand seven hundred eighty three and three tenths feet (2,783.3'), more or less, to an iron pin on the northerly line of land now or formerly owned by Mark G. Gould and Diane H. Gould as recorded in the Kennebec County Registry of Deeds in Book 2812, Page 331. Thence north fifty eight degrees twenty four minutes west (N 58° 24' W) along the land of said Gould, following a wire fence, for six hundred ninety nine and zero tenths feet (699.0'), more or less, to an iron pipe marking a southeasterly corner of land of said Rogers. Thence north twenty six degrees fifty four minutes east (N 26° 54' E) along the land of said Rogers, following a wire fence, for three thousand six and seven tenths feet (3,006.7), more or less, to the point of beginning.

The herein described parcel of land contains forty eight and zero tenths acres (48.0 Ac.), more or less, and is a portion of the premises conveyed to the herein Grantor and E. Preston Estabrook by Deed of Theodore H. Russell and Ethelyn B. Russell, dated July 24, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1347, Page 303.

Exhibit A continued

PARCEL VI:

A certain lot or parcel of land in Oakland, Kennebec County, Maine, lying on the northerly side of the Trafton Road and further bounded and described as follows, to wit:

Beginning at a point on the northerly side of the Trafton Road in Oakland, said point being thirty three feet (33' +/-), more or less, from the center of the traveled way, and being on or near the municipal boundary described as the westerly line of the Rangeway. Said point also being twelve feet (12.0') on a bearing of north fifty seven degrees twenty two minutes east (N 57° 22' E) from a stone monument marking the apparent municipal boundary between Waterville and Oakland. Thence north twenty two degrees forty six minutes west (N 22° 46' W) along the Trafton Road for forty and three tenths feet (40.3'), more or less, to a point. Thence on a bearing of north twenty five degrees thirty six minutes west (N 25° 36' W) along the Trafton Road for seventy eight and seven tenths feet (78.7') to a point. Thence around a curve to the left with road frontage (arc length) of two hundred twenty four and seven tenths feet (224.7'), a radius of four hundred thirty two and six tenths feet (432.6'), a delta angle of twenty nine degrees forty five minutes forty two seconds (29° 45' 42"), and a chord length of two hundred twenty two and two tenths feet (222.2') to a point. The bearing of the chord is north forty degrees twenty three minutes west (N 40° 23' W). Thence north fifty seven degrees twenty nine minutes west (N 57° 29' W) along the Trafton Road for one hundred seventy seven and eight tenths feet (177.8') to a point. Thence north fifty eight degrees twenty one minutes west (N 58° 21' W) along the Trafton Road for one hundred ninety five and six tenths feet (195.6') to a point marking the intersection of a stone wall with the northerly line of the Trafton Road. Thence north twenty seven degrees forty two minutes east (N 27° 42' E) along a stone wall marking land retained by Gladys C. Estabrook and Heirs of E. Preston Estabrook from a larger parcel conveyed to E. Preston Estabrook and Gladys C. Estabrook by Roy E. Dudley and Eileen S. Dudley and recorded on June 15, 1956 in Book 1047 at Page 358 of the Kennebec County Registry of Deeds, for three hundred eleven and three tenths feet (311.3') to a point in the wall. Thence north thirty one degrees fifty one minutes east (N 31° 51' E) along a stone wall marking land retained by Estabrook for three hundred ninety five and nine tenths feet (395.9') to an intersection of the wall and another stone wall marking the southerly line of land now or formerly of Roland Rossignol. Thence south fifty five degrees twenty four minutes east (S 55° 24' E) along the land of said Rossignol, following the stone wall, for one hundred five and two tenths feet (105.2'), more or less, to a point. Thence south fifty nine degrees fifty two minutes east

(S 59° 52' E) along the land of said Rossignol, following the stone wall, for one hundred seventy one and one tenth feet (171.1'), more or less, to a point. Thence south fifty nine degrees fifty eight minutes east (S 59° 58' E) along the land of said Rossignol, following the stone wall, for three hundred fifty four and six tenths feet (354.6'), more or less, to a point. Thence south fifty eight degrees forty five minutes east (S 58° 45' E) along the land of said Rossignol, following the stone wall, for four hundred eighty three and one tenth feet (483.1'), more or less, to a point on the apparent westerly side of the Rangeway marking the municipal boundaries aforementioned. Thence south fifty seven degrees twenty two minutes west (S 57° 22' W) along the Rangeway for nine hundred thirty four and nine tenths feet (934.9'), more or less, to the point of beginning.

The herein described parcel contains fifteen and seven tenths acres (15.7 Ac. +/-), more or less, and is a portion of a larger parcel of land conveyed to E. Preston Estabrook and Gladys C. Estabrook by Roy E. Dudley and Eileen S. Dudley and recorded on June 15, 1956 in Book 1047 at Page 358 of the Kennebec County Registry of Deeds. Also conveying any land between the herein described parcel and the Trafton Road to make a common boundary with the Trafton Road. Also conveying whatever title may have been acquired under the previously mentioned conveyance from Roy and Eileen Dudley to Preston and Gladys Estabrook, to land within the Rangeway as herein described.

Exhibit A continued

PARCEL VII:

A certain lot or parcel of land located on the northerly side of the Trafton Road and on the easterly side of the Cottle Road in Oakland, Kennebec County and State of Maine, and further bounded and described as follows, to wit:

Beginning at a point on the northerly side of the Trafton Road, said point marking the intersection of the northerly line of the Trafton Road with the easterly line of the Cottle Road. Thence north fifty four degrees four minutes east (N 54° 04' E) along the easterly side of the Cottle Road for seven hundred eighty one and five tenths feet (781.5'), more or less, to a point marking a corner of land now or formerly owned by Donett Rossignol. Thence south fifty eight degrees fifty seven minutes east (S 58° 57' E) along the land of said Rossignol, following a wire fence, for one thousand two hundred thirty six and nine tenths feet (1,236.9'), more or less, to an iron pin. Thence south fifty seven degrees forty four minutes east (S 57° 44' E) along the land of said Rossignol, following a stone wall, for four hundred forty four and three tenths feet (444.3'), more or less, to an iron pin. Thence south thirty one degrees fifty one minutes west (S 31° 51' W) along the land to be retained by the Trafton Properties, Inc., following a stone wall, for three hundred ninety five and nine tenths feet (395.9'), more or less, to an iron pin. Thence south twenty seven degrees forty two minutes west (S 27° 42' W), along the land to be retained by the Trafton Properties, Inc., following a stone wall, for three hundred eleven and three tenths feet (311.3'), more or less, to an iron pin on the northerly side of the Trafton Road. Thence north fifty nine degrees eight minutes west (N 59° 08' W), along the northerly side of the Trafton Road, for one thousand seven hundred seventy eight and seven tenths feet (1,778.7'), more or less, to the point of beginning.

The herein described parcel of land contains thirty and one tenth acres (30.1 Ac.), more or less, and is a portion of the premises conveyed to the herein Trafton Properties, Inc., by Deed of Gladys C. Estabrook dated January 15, 1988, and to be recorded in the Kennebec County Registry of Deeds. This parcel is a portion of the premises conveyed to E. Preston Estabrook and Gladys C. Estabrook by Deed of Roy E. Dudley and Eileen S. Dudley dated June 2, 1956 and recorded in the Kennebec County Registry of Deeds in Book 1047, Page 358.

RECEIVED KENNEBEC SS.

1988 JAN 19 AM 10:36

RECORDED FROM ORIGINAL